

091.0

0004

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

858,200 /

858,200

USE VALUE:

858,200 /

858,200

ASSESSED:

858,200 /

858,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		ROCKLAND AVE, ARLINGTON

OWNERSHIP

Owner 1:	ALESSE REALTY TRUST	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 20 ROCKLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	ALESSE CARMELO J & LORRAINE -
Owner 2:	-

Street 1: 29 ROCKLAND AVE

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 11,028 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1907, having primarily Wood Shingle Exterior and 1907 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11028		Sq. Ft.	Site		0	70.	0.68	5									525,589						525,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										58742
										GIS Ref
										GIS Ref
										Insp Date
										12/02/08



USER DEFINED

Prior Id # 1:	58742
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:03:04
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
091.0-0004-0005.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	332,400	0	11,028.	525,600	858,000	858,000
2019	101	FV	262,100	0	11,028.	533,100	795,200	795,200
2018	101	FV	262,100	0	11,028.	397,900	660,000	660,000
2017	101	FV	262,100	0	11,028.	360,400	622,500	622,500
2016	101	FV	262,100	0	11,028.	345,400	607,500	607,500
2015	101	FV	248,000	0	11,028.	292,800	540,800	540,800
2014	101	FV	248,000	0	11,028.	277,800	525,800	525,800
2013	101	FV	248,000	0	11,028.	264,300	512,300	512,300

SALES INFORMATION

TAX DISTRICT									PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
ALESSE CARMELO	43232-571		7/7/2004	Family		99	No	No					
	13025-559		7/29/1976			44,000	No	No	N				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/1993	535		2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2008	Meas/Inspect	163	PATRIOT
3/14/2000	Meas/Inspect	263	PATRIOT
8/6/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath: 1	Rating:	3/4 Bath: 1	Rating: Average	A 3QBth: 1	Rating:	1/2 Bath: 1	Rating: Good	A HBth: 1	Rating:		
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	OthrFix: 1	Rating:	OthrFix: 1	Rating:	OthrFix: 1	Rating:	OthrFix: 1	Rating:	OthrFix: 1	Rating:	OthrFix: 1	Rating:		
Roof Struct: 3 - Gambrel	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:	OTHER FEATURES				RESIDENTIAL GRID									
Kits: 1	Rating: Good	A Kits: 1	Rating:	Fpl: 1	Rating:	WSFlue: 1	Rating:	1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2		
Alt LUC: 1	Alt %: .	Const Mod:	Lump Sum Adj:	A	Rating:	F	Rating:	Lower							Lvl 1		
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Grade: C - Average	Year Blt: 1907	Eff Yr Blt:	Location:	Total Units:	Floor:	% Own:	Name:	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	7	4	
Alt LUC:	Alt %:	Jurisdct:						Additions:					Kitchen:				
								Baths:					Electric:				
								Plumbing:					Heating:				
								Override:					General:				
INTERIOR INFORMATION				DEPRECIATION				CALC SUMMARY				COMPARABLE SALES					
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Phys Cond: AG - Avg-Good	26. %	Functional: %	Economic: %	Special: %	Override: %	Total: 26.4 %	Basic \$ / SQ: 130.00	Size Adj.: 1.20061743	Const Adj.: 1.01232457	Adj \$ / SQ: 158.004	Other Features: 88500	Grade Factor: 1.00	NBHD Inf: 1.00000000
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical							WtAv\$/SQ:	AvRate:	Ind.Val:					
										Juris. Factor:		Before Depr: 158.00		Special Features: 0		Final Total: 332600	
												Val/Su Net: 93.82				Val/Su SzAd: 174.41	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID				IMAGE				
SPEC FEATURES/YARD ITEMS								091.0-0004-0005.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N																	
Total Yard Items:				Total Special Features:				Total:									